

1 **[Live/Work Task Force]**

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3 **Establishing a Live/Work Task Force to develop recommendations for consideration by**
4 **the Board of Supervisors as to City policy on live/work development and related issues,**
5 **establishing the membership of the Task Force and method of appointment of its**
6 **members, directing the Task Force to establish its rules of operation including**
7 **receiving testimony from the public on issues related to live/work development and**
8 **proposed recommendations, directing the Clerk of the Board of Supervisors to provide**
9 **such staff support as may be necessary to comply with the Sunshine Ordinance, urging**
10 **the Task Force to report back to the Board of Supervisors by May 31, 2001 and**
11 **providing that the Task Force shall sunset its operations as of June 31, 2001.**

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13 WHEREAS, San Francisco Planning Code Section 102.13 defines a "Live/Work Unit"
14 as a structure or a portion of a structure combining a residential living space for a group of
15 persons including not more than four adults with an integrated work space principally used by
16 one or more of the residents"; and

17 WHEREAS, Live/work development currently is governed by Planning Code Sections
18 102.13, 209.9 (f), (g) and (h), 227 (p) and (q), and 223, which generally allow live/work
19 development as a permitted or conditional use in various RH, RM, RC, C, M and South of
20 Market zoning districts, subject to certain limitations; and

21 WHEREAS, Despite several attempts to study and consider modifying live/work policies
22 during the period from 1997 to 2000, the San Francisco Planning Commission approved
23 approximately 3,000 live/work units; and

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1 WHEREAS, These units were approved without imposing requirements that 10% of the
2 units be affordable to low-income residents, as City policy promotes for other housing
3 development with 10 or more units requiring conditional use authorization; and

4 WHEREAS, On February 12, 2001, the Board of Supervisors adopted Resolution 111-
5 01 imposing a 6 month moratorium on the approval of further applications for permits for new
6 live/work developments; and

7 WHEREAS, It is the intention of the Board of Supervisors to work cooperatively with the
8 Mayor and various City departments and agencies to enact Planning Code amendments that
9 promote housing development to meet the needs of San Franciscans of all income levels;
10 now, therefore, be it

11 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
12 hereby establishes a Live/Work Task Force to develop recommendations for consideration by
13 the Board of Supervisors as to City policy on live/work development, including but not limited
14 to the following issues:

- 15 1. How many applications for live/work projects are pending in the Planning
16 Department, how many units of affordable and market rate housing do these
17 applications represent and where would the proposed projects be built?
- 18 2. In what form should the City allow future live/work development, in order to promote
19 the concept of people working out of their homes, while avoiding negative impacts
20 on surrounding neighborhoods?
- 21 3. Should future live/work development be required to meet the same requirements as
22 other housing development, including meeting inclusionary affordable housing
23 requirements and paying the same amount of school impact development fees and
24 other applicable fees?

- 1 4. Given the limited availability of land for future housing development in the City and
2 the density of loft housing compared to other forms of housing development, should
3 the City allow further loft housing development at all, and if so, under what
4 circumstances?
- 5 5. Should the City allow future conversions of warehouse, "business services" or other
6 future underutilized commercial spaces to live/work and/or loft housing uses, and if
7 so, what types of conversion fees and/or inclusionary affordable housing
8 requirements should be established as prerequisites to conversion?
- 9 6. How should the City enforce existing prohibitions on conversion of live/work space to
10 office or other commercial uses and should fines for violations of such use
11 restrictions be increased?
- 12 7. If current residents of a live/work unit are using their unit strictly as a residence
13 rather than performing work in the unit, what penalties, if any, should there be for
14 violating this use restriction and should conversions to residential use be allowed
15 after payment of a conversion fee?
- 16 8. In areas where live/work is a permitted or conditional use, including buffer zones
17 around future industrial protection zones, should the City allow other forms of
18 housing development as permitted or conditional uses, and if so, should these
19 housing types be granted the same lot coverage allowances as live/work?
- 20 9. In the near term, until such time as the City completes rezoning work, particularly
21 around industrial protection zones and in Better Neighborhoods 2002 study areas,
22 and until the City adopts a new inclusionary affordable housing policy, is it
23 appropriate to continue approval of live/work projects?, and be it

24 FURTHER RESOLVED, That the Live/Work Task Force shall consist of the following
25 representatives:

- 1 1. the Controller or his designee;
- 2 2. the Director of Planning or his designee;
- 3 3. the Director of the Mayor's Office of Housing or her designee;
- 4 4. the City Attorney or her designee (who shall be a non-voting member); and
- 5 5. ten (10) members of the public appointed by the Board of Supervisors as follows:
 - 6 a. three (3) representatives of neighborhood organizations, representing
 - 7 supervisorial districts 6, 9 and 10;
 - 8 b. a representative of a business association;
 - 9 c. a representative of organized labor;
 - 10 d. a representative of an urban planning association;
 - 11 e. a representative of an affordable housing organization;
 - 12 f. a representative of tenant organization;
 - 13 g. a representative who is an artist or represents an arts organization; and
 - 14 h. a representative who is a residential builder; and be it

15 FURTHER RESOLVED, That the Live/Work Task Force is hereby directed to establish
16 its own rules of operation, including election of a chairperson and establishing a schedule for
17 its meetings, including receiving public testimony regarding issues surrounding live/work
18 development and any resulting Task Force recommendations; and be it

19 FURTHER RESOLVED, That the Clerk of the Board of Supervisors is directed to
20 provide such staff support to the Live/Work Task Force as is necessary to publicly notice
21 meetings of the Task Force, maintain minutes of the meetings, follow up with information
22 requests to City departments and comply with provisions of the Sunshine Ordinance; and be it

23 FURTHER RESOLVED, That the Live/Work Task Force is directed to issue a report to
24 the Board of Supervisors by May 31, 2001 and is directed to sunset its operations as of June
25 31, 2001; and be it

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FURTHER RESOLVED, That it is the intention of the Board of Supervisors to introduce, consider and enact any necessary amendments to the Planning Code governing live/work or similar housing development as expeditiously as allowed by state and local law.



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails

Resolution

File Number: 010533

Date Passed:

Resolution establishing a Live/Work Task Force to develop recommendations for consideration by the Board of Supervisors as to City policy on live/work development and related issues, establishing the membership of the Task Force and method of appointment of its members, directing the Task Force to establish its rules of operation including receiving testimony from the public on issues related to live/work development and proposed recommendations, directing the Clerk of the Board of Supervisors to provide such staff support as may be necessary to comply with the Sunshine Ordinance, urging the Task Force to report back to the Board of Supervisors by May 31, 2001 and providing that the Task Force shall sunset its operations as June 31, 2001.

April 2, 2001 Board of Supervisors — SEVERED FROM FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA

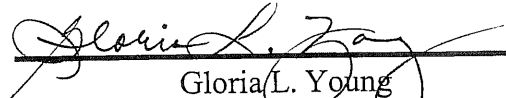
April 2, 2001 Board of Supervisors — ADOPTED

Ayes: 6 - Ammiano, Gonzalez, Hall, Leno, Maxwell, McGoldrick

Absent: 5 - Daly, Newsom, Peskin, Sandoval, Yee

File No. 010533

I hereby certify that the foregoing Resolution was ADOPTED on April 2, 2001 by the Board of Supervisors of the City and County of San Francisco.



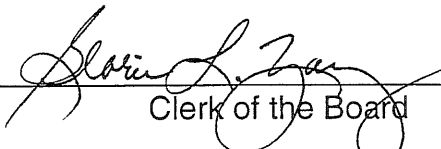
Gloria L. Young
Clerk of the Board

Date Approved

Mayor Willie L. Brown Jr.

April 13, 2001

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, became effective without his approval in accordance with the provision of said Section 3.103 of the Charter.



Clerk of the Board

File No.
010533